



**SHREWSBURY CONSERVATION COMMISSION
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: December 20, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: John J. Ostrosky, Chairman
Dorbert A. Thomas, Clerk
Patricia M. Banks
Kenneth F. Polito

Absent: Robert P. Jacques, Vice-Chairman
Brad Stone, Agent, Stormwater Management and Conservation

Also Present: Jack Perreault, Town Engineer

Mr. Ostrosky opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Conservation Commission noted that past Minutes are being worked on.

2. Signed bills.

3. Meetings and Hearings – 7:05 P.M.

Mr. Ostrosky announced that the following hearings are postponed to the January 17, 2006 meeting:

- 1) R.I.F.L. Realty Trust, 167 Memorial Drive*
- 2) Palm Meadow Estates*
- 3) Flint Pond Development, LLC, 180-280 Hartford Turnpike*
- 4) Flagg Palmer Realty Trust, 455 Hartford Turnpike, Lot 1*
- 5) Cutler Brown Development Co., LLP, Nelson Point Road*

285-1357 Continued – Public Hearing regarding the Notice of Intent filed by R.I.F.L. Realty Trust for the construction of a commercial building and site work for additional development at 167 Memorial Drive

Mr. Ostrosky said this hearing is continued to January 17, 2006.

285-1352 Continued – Public Hearing regarding the Notice of Intent filed by Anthony Russell for the construction of a subdivision roadway at Palm Meadow Estates

Mr. Ostrosky said this hearing is continued to January 17, 2006.

285-1362 Continued – Public Hearing regarding the Notice of Intent filed by Flint Pond Development, LLC for the construction of an over-55 residential development with a commercial component on approximately 68 acres at 180-228 Hartford Pike

Mr. Ostrosky said this hearing is continued to January 17, 2006.

285-1371 Continued – Public Hearing regarding the Notice of Intent filed by Flagg Palmer Realty Trust for the construction of a commercial building at 455 Hartford Turnpike, Lot 1

Mr. Ostrosky said this hearing is continued to January 17, 2006.

285-1339 Continued – Public Hearing regarding the Notice of Intent filed by Gary Sweet for the construction of a single family home and driveway at 232-234 Gulf Street

Attending the hearing was Gary Sweet – the homeowner. Mr. Ostrosky said tonight's hearing was to review flood calculations. He said Mr. Stone has indicated that they look fine.

Mr. Sweet did a quick review of the plan.

Mr. Ostrosky officially closed the hearing.

285-1311 Public Hearing regarding the request for an Amended Order of Conditions to review the phasing plan associated with the construction of a rental apartment community at 870-890 Hartford Turnpike

A representative, Mitchell Forlenza, for Avalon attended the hearing. He said once the road is stabilized they would like to go to Phase III.

Mr. Roberts discussed the ability to overlap some of the phasing, which they think will benefit the town and development.

Mrs. Banks said it looks like they are going to be going to Phase 3 right at a critical time, weather-wise, and expressed concern as to how a crisis will be prevented. Mr. Roberts said they would be happy to cooperate with the Town on reporting and site control through this time.

Mr. Polito asked if they would be willing to have third party reporting. Mr. Roberts said they would and they would use ENSR for this, and said Tim Sullivan from ENSR was at this hearing. Mr. Perreault commented that he has interest in having the third party consultant.

Mr. Sullivan said typically if there is a rain event he will go out to the 6 to 10 sites he is looking at and do the reporting.

The Commission agreed to put this third party consulting/reporting in the Amended Order of Conditions. Mr. Ostrosky officially closed the hearing.

285-1377 Public Hearing regarding the Notice of Intent filed by Mill Mountain, LLC for the construction of a single family home at 8 Sheryl Drive

Attending the hearing was Mark Kablak – the Attorney, and Jeremy Downs – an engineer from GCG Engineering Associates. He submitted a comment letter dated December 20, 2005.

Attorney Kablak commented that this lot has been denied two times previously. He said the applicant has looked at both previous filings and the reasons for denial and has tried to address these. Attorney Kablak discussed the points of the letter:

- 1) House location
- 2) Driveway/Garage Layout
- 3) House size
- 4) Grading
- 5) Erosion Control
- 6) Permanent/Demarcation Protection

Mr. Downs discussed further some of the items from the letter and discussed further the issue in the letter of "Alternatives Analysis."

- 1) Right-handed, tuck-under garage
- 2) Left-handed, tuck-under garage

Mr. Downs then presented their final proposal.

Mrs. Thomas commented that the house is still too close to the wetland.

Mrs. Banks said she wanted it stated for the record that it is 7.9 feet to the wetland and 6 feet to detention basin.

Mr. Polito felt there was too much house for the lot, and commented that he felt they were dealing with the same issues.

Mr. Ostrosky asked why not build a more modest house, and maybe no garage, etc.

Attorney Kablak said they looked at other lay-outs, but felt there would be more disruption of property. He said also the type of home is market driven.

Mr. Ostrosky officially closed the hearing.

285-1380 Public Hearing regarding the Notice of Intent filed by John Boyd for the construction of a swimming pool at 34 Blackthorn Road

The Commission held this hearing open until the end of the night. Mr. Boyd or a representative did not attend.

Mr. Ostrosky continued the hearing to January 17, 2006.

285-** Public Hearing regarding the Abbreviated Notice of Resource Area
Delineation filed by the Phelco Corporation, c/o Bohler Engineering for
property at 757-789 Boston Turnpike**

Attending the hearing was Matt Smith, from Bohler Engineering. Mr. Smith said he wants to make this an informal discussion to review the plan, and to see if anything "jumps out" to the Commission that they can fix before the January hearing.

Mr. Smith said there is no plan for development, just looking to what he has for a site. He commented that the developer is Phil Wheeler, and he is looking at options.

Mrs. Thomas asked about the intermittent stream. Mr. Smith said it meets calculations and other requirements. Mr. Perreault commented that there was filling at one time on this site and there was an issue with endangered species, and said nothing was done further about it.

Mr. Ostrosky closed discussion.

**285-1385 Public Hearing regarding the Abbreviated Notice of Resource Area
Delineation filed by Wheelabrator, Inc. for property located at 620
Hartford Turnpike**

Attending the hearing was Fred Confalone and Don Musial, both from Wheelabrator, Inc.; and Sam Chapin, from Sanford Ecological.

Mr. Confalone said he was working with Section 5 – he said they are going to be at the end of two other sections in probably 6 or 7 years, so they need to start talking to the Town about another section. He said this filing is for the delineation of wetland for that.

Mr. Chapin said they did 777 feet of wetland flagging. He said there is a detailed report in the filing from Sanford. He reviewed each sheet. He said they are asking the Commission to approve delineation so they can have information to move forward in their plans.

Mr. Musial discussed the brook, stating they started observing and taking photos in the summer, and they feel the brook is intermittent. He said this needed to be determined for the riverfront.

Mr. Ostrosky commented that Mr. Stone concurred with that.

Mr. Polito asked how many acres for Phase 5? Mr. Chapin said 30 acres.

Mr. Ostrosky officially closed the hearing.

**285-1381 Public Hearing regarding the Notice of Intent filed by Cutler Brown
Development Co., LLP for the realignment of Nelson Point Road and the
construction of a new roadway and utilities for an 18-Lot Subdivision at
Nelson Point Road**

Mr. Ostrosky said this hearing is continued to January 17, 2006.

Annette W. Rebovich